

Permanent 673-01-011
Parcel #:

Type Instrument: Qult Claim Deed
Tax District #: 3120

Date: 5/1/2014 2:35:00 PM
Tax List Year: 2014
Land Use Code: 7000
Land Value: 198,500
Building Value: 53,500
Total Value: 250,000
Arms Length Sale: UNKNW
Rcpt: F-05012014-7
Inst #: 643336
Check #: 5450

CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 6
DEQC 5/1/2014 3:11:05 PM
201405010579

Grantee: 1705 NOBLE ROAD PROPERTY
Balance Assumed: \$ 0.00
Total Consideration: \$ 125,000.00
Conv. Fee Paid: \$ 500.00
Transfer Fee Paid: \$ 0.50
Fee Paid by: Title First Agency
Exempt Code:

Cuyahoga County Fiscal Officer

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the **City of East Cleveland**, an Ohio municipal corporation (the "Grantor"), for One Dollar and other valuable consideration (\$1.00 and O.V.C.) paid from **1705 Noble Road Properties, LLC**, an Ohio limited liability company (the "Grantee"), whose tax mailing address is 1705 Noble Road, East Cleveland, Ohio 44112, has given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remise, release and forever quit-claim unto Grantee, its successors and assigns forever, all such right and title as Grantor has in and to the following described real property:

See Exhibit A, attached hereto and incorporated by reference herein.

Parcel No. 673-01-011

Commonly known as: 1705 Noble Road, East Cleveland, Ohio 44112

Prior instrument reference: Instrument No. 201209120147 of the Cuyahoga County Official Records.

Subject, however, to: (a) easements, rights of way, and restrictions of record; (b) zoning, and building laws, ordinances, restrictions and regulations; (c) real estate taxes and assessments, both general and special, not yet due and payable; (d) all legal highways.

This Deed conveys City-Owned Land Bank Property pursuant to East Cleveland City Resolution No. 11-14 passed by Council on the 4th day of March of the year 2014. A copy of said Resolution is attached hereto as Exhibit "B" and incorporated herein by reference.

Witness my hand this 29th day of April, 2014.

City of East Cleveland,
an Ohio municipal corporation

By:

Gary A. Norton, Jr., Mayor

STATE OF OHIO }
 } SS:
CUYAHOGA COUNTY }

Before me, a Notary Public in and for said County and State, personally appeared Gary A. Norton, Jr., Mayor of the City of East Cleveland, Ohio, who acknowledged the signing of the foregoing deed to be his voluntary act and deed as Mayor and the voluntary act and deed of the City of East Cleveland.

In Testimony Whereof, I have hereunto set my hand and official seal, at E. Cleveland
Ohio, this 29th day of April, 2014.

Notary Public

This instrument prepared by:
Ralph R. Waszak, Jr., Esq.
Stark & Knoll Co., L.P.A.
3475 Ridgewood Road
Akron, Ohio 44333
/565051

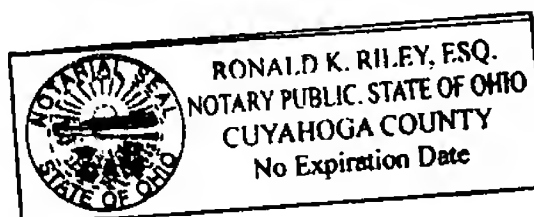


Exhibit A
Legal Description

Situated in the City of East Cleveland, County of Cuyahoga, and State of Ohio, and known as being all of Sublot Nos. 22 and 23 and Block A in Stone and Thompson's North Noble Road Allotment of part of Original Euclid Township Lot No. 44, as shown by the recorded plat in Volume 56 of Maps, Page 30 of Cuyahoga County Records, and part of Elderwood Avenue, now vacated, and parts of Original Euclid Township Lot Nos. 43 and 44, and bounded and described as follows:

Beginning on the South line of said Original Euclid Township Lot No. 43 at the most Westerly corner of Parcel No. 1 of land conveyed by William J. Michael and Helen Elizabeth Michael to East End Nash, Inc., of Cleveland, by deed dated September 16, 1947, and recorded in Volume 6419, Page 31 of Cuyahoga County Records, said point being also a Southeasterly corner of land conveyed by Frank M. Cobb to The Cleveland Electric Illuminating Company by deed dated April 27, 1908, and recorded in Volume 1151, Page 134 of Cuyahoga County Records;

Course No. 1: Thence South 55 deg. 02' 25" East along the Southwesterly line of land so conveyed to East End Nash, Inc., of Cleveland, 6.81 feet to the most Northerly corner of a parcel of land conveyed to Frank C. Douglass, et al., by deed dated October 21, 1927, and recorded in Volume 3732, Page 288 of Cuyahoga County Records;

Course No. 2: Thence South 35 deg. 31' 00" West along the Northwesterly line of land so conveyed to Frank C. Douglass, et al., 211.72 feet to the most Westerly corner thereof;

Course No. 3: Thence South 54 deg. 48' 20" East along the Southwesterly line of land so conveyed, 22.10 feet to the most Northerly corner of land conveyed to Manners Investment Corporation by deed dated June 16, 1965, and recorded in Volume 11643, Page 219 of Cuyahoga County Records;

Course No. 4: Thence South 35 deg. 31' 00" West along the Northwesterly line of land so conveyed to Manners Investment Corporation, 154.64 feet to a point in the Northeasterly line of a parcel of land registered in Julia W. Manbeck under Land Title Registration Certificate No. 35886;

Course No. 5: Thence North 54 deg. 10' 25" West along said Northeasterly line so registered, 22.10 feet to the most Northerly corner thereof;

Course No. 6: Thence South 35 deg. 14' 05" West along the Northwesterly line so registered, 89.30 feet to the Northeasterly line of Stone and Thompson's North Noble Road Allotment, as mentioned;

Course No. 7: Thence North 46 deg. 10' 45" West along said Northeasterly line of said Allotment, 302.33 feet to the most Southerly corner of Block A in said Allotment;

Course No. 8: Thence North 50 deg. 27' 45" West along the Southwesterly line of said Block A and along its prolongation Northwesterly, 241.01 feet to its intersection with a line drawn parallel to and distant 6.50 feet Northwesterly by rectangular measurement from the Southeasterly line of Elderwood Avenue, now vacated;

Course No. 9: Thence South 36 deg. 42' 15" West along said parallel line, 139.52 feet to its intersection with the Northeasterly line of North Noble Road;

Course No. 10: Thence North 50 deg. 27' 45" West along said Northeasterly line of North Noble Road, 33.54 feet to the most Southerly corner of Sublot No. 22 in said Stone and Thompson's North Noble Road Allotment;

Course No. 11: Thence Northwesterly along the Northeasterly line of North Noble Road, being also the arc of a curve deflecting to the left, a distance of 120.19 feet to the most Westerly corner

of said Sublot No. 22, said curved line having a radius of 450.46 feet and a chord which bears North 58 deg. 06' 20" West a distance of 119.81 feet.

Course No. 12: Thence North 36 deg. 42' 15" East along the Northwesterly line of said Sublot No. 22, at a distance of 48.995 feet passing through the Southeasterly corner of Parcel No. 2 of lands conveyed by The Cleveland Electric Illuminating Company to Frank B. Carpenter by deed dated July 8, 1912, and recorded in Volume 1405, Page 227 of Cuyahoga County Records, and continuing along the Southeasterly line of land so conveyed in said Parcel No. 2 to Frank B. Carpenter, a total distance of 577.225 feet to the Southerly line of land deeded by James Ruple to Rockefeller and Harkness by deed dated October 3, 1873, and Volume 220, Page 506 of Cuyahoga County Records, said line being also the most Northerly line of land conveyed by Frank M. Cobb to The Cleveland Electric Illuminating Company, as aforesaid;

Course No. 13: Thence South 89 deg. 22' 20" East along the most Northerly line of land so conveyed to The Cleveland Electric Illuminating Company, a distance of 442.35 feet to an angle therein;

Course No. 14: Thence South 60 deg. 50' 10" East along the Southwesterly line of land conveyed by The Cleveland Electric Illuminating Company to A.V. Cannon by deed dated February 21, 1925, and recorded in Volume 3280, Page 163 of Cuyahoga County Records, a distance of 121 feet to a point, said point being distant North 60 deg. 50' 10" West as measured along the Southwesterly line of land so conveyed to A.V. Cannon from its intersection with the Northwesterly line of Euclid Avenue, 86 feet wide, a distance of 392.41 feet;

Course No. 15: Thence South 35 deg. 31' 00" West, parallel to the Northwesterly line of said Euclid Avenue, a distance of 170.41 feet to a point;

Course No. 16: Thence South 54 deg. 29' 00" East, a distance of 193.325 feet to the most Northerly corner of Parcel No. 2 of lands conveyed by William J. Michael and Helen Elizabeth Michael to East End Nash, Inc. of Cleveland, by deed dated September 16, 1947, and recorded in Volume 6419, Page 31 of Cuyahoga County Records, said point being also an interior corner of the land conveyed by Frank M. Cobb to The Cleveland Electric Illuminating Company, as aforementioned;

Course No. 17: Thence South 36 deg. 34' 15" West along a Southeasterly line of land so conveyed to The Cleveland Electric Illuminating Company, being also the Northwesterly line of Parcels Nos. 2 and 1 conveyed to East End Nash, Inc. of Cleveland, as aforementioned, a distance of 133.60 feet to the place of beginning, and containing 430.911 square feet of land or 9.8924 acres, according to the survey of Garrett & Associates, Inc., Registered Professional Engineers and Surveyors.

Being a portion of the same premises conveyed by Towmotor Corporation by deed dated March 27, 1972, and recorded in Volume 12981, Page 835 of Cuyahoga County Records;

Together with the Easement for ingress and egress appearing of record from The Cleveland Electric Illuminating Company to Towmotor Corporation, dated November 29, 1952, filed for record April 9, 1953, and recorded in Volume 7700, Page 690 of Cuyahoga County Records; together with the license granted to Towmotor Corporation from The Cleveland Electric Illuminating Company, dated December 29, 1952, filed for record April 9, 1953, and recorded in Volume 7700, Page 701 of Cuyahoga County Records; and as subsequently assigned to The General Electric Company by Assignment dated March 27, 1972, filed for record March 28, 1972, and recorded in Volume 12981, Page 845 of Cuyahoga County Records;

Together with Easement reserved by Towmotor Corporation in deed from Towmotor Corporation to Manners Investment Corporation dated June 16, 1965, filed for record August 26, 1965, and recorded in Volume 11643, Page 219 of Cuyahoga County Records, and subsequently assigned to The General Electric Company by Assignment dated March 27, 1972, filed for record March 29, 1972, and recorded in Volume 12981, Page 841 of Cuyahoga County Records.

This Legal Description Complies with
The Cuyahoga County Transfer and
Conveyance Standards and is approved
for transfer.

MAY 01 2014

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